



9 Warrack St, Mount Coolum



## Where the mountain meets the sea

Yaroomba translates to 'surf on the beach.' Something that residents in this area enjoy every day. What really makes this part of the world special is the way its framed by National Park on one side, and golf course on the other. This property takes it a step further, with direct laneway access to Jaqueline Park behind, making it one of the most pet and family friendly locations you could hope for.

- 3 bed, 2 way bathroom, open living & separate rumpus/family room
- Covered outdoor entertainment area adjacent salt-water pool
- Plenty of cupboard space and preparation area to kitchen
- Stainless steel security screens and year-round sea breezes
- Air-conditioning to lounge. Ceiling fans throughout
- Fenced back yard ideal for family and pets
- Established trees and gardens provide a high level of privacy
- Low maintenance brick exterior. Quiet side street location
- Move in ready condition now, and scope to add value later

A seven-minute bike ride to the beach and even closer to the Mt Coolum national park trail head inspires unlimited options for active weekends. On the days you'd rather relax at home, there's spaces indoors and out along with a large leafy back yard for total peace and privacy. If you're looking for a sea change that offers a little more, or simply like the idea of living in an area surrounded by protected

3 1 1 700 m2

<b>Price</b>	SOLD for \$890,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2958
<b>Land Area</b>	700 m2

### Agent Details

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### Office Details

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greenspace, this home might just tick all the boxes.

Rental and rates information-

Permanent rental estimate: \$590/week

Council rates & water charges: Approx \$3150/year (combined)

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